

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 CANTERBURY GROVE EPPING VIC 3076

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Epping

Period-from

01 Mar 2021

to

28 Feb 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 BALMORAL GROVE EPPING VIC 3076	\$740,000	01-Oct-21
12 CREEDS FARM LANE EPPING VIC 3076	\$700,000	23-Oct-21
20 REDDING RISE EPPING VIC 3076	\$740,500	27-Nov-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 29 March 2022



**2 BALMORAL GROVE EPPING VIC 3076**

3 2 2

Sold Price

**\$740,000**

Sold Date

**01-Oct-21**

Distance

**0.41km**



**12 CREEDS FARM LANE EPPING VIC 3076**

3 2 2

Sold Price

**\$700,000**

Sold Date

**23-Oct-21**

Distance

**0.46km**



**20 REDDING RISE EPPING VIC 3076**

4 2 2

Sold Price

**\$740,500**

Sold Date

**27-Nov-21**

Distance

**0.51km**

RS = Recent sale

UN = Undisclosed Sale

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